

PB# 98-24

**ANTHONY'S PIER 9
SITE PLAN**

37-1-25, 26 & 27

Approved 3/2/99

DATE July 9, 1998 RECEIPT 065403
 RECEIVED FROM MFPJJRT
 Address D-B-A Anthony's Pier 9
One Hundred 00/100 DOLLARS \$ 100.00
 FOR P B # 98-24

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	Ck # 13634
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Hansen

DATE July 9, 1998 RECEIPT 98-24 N U M B E R
 RECEIVED FROM MFPJJRT - DBA Anthony's Pier 9
 Address 2975 Rt 9W - New Windsor, N.Y. 12553
Seven Hundred Fifty - 00/100 DOLLARS \$ 750.00
 FOR Site Plan Review

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 -	CASH	
AMOUNT PAID	750 -	CHECK	# 013635
BALANCE DUE	-0 -	MONEY ORDER	

BY Maryal Martin

DATE March 1, 1999 RECEIPT 037562
 RECEIVED FROM MFPJJRT
 Address _____
One Hundred 00/100 DOLLARS \$ 100.00
 FOR P.B. #98-24

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	Ck # 015152
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Hansen

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/08/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 98-24

NAME: ANTHONY'S PIER 9
APPLICANT: BONURA, MARY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/02/1999	PLANS STAMPED	APPROVED
12/09/1998	P.B. APPEARANCE	LA:ND WVE PH APPROVE
06/24/1998	PLANNING BOARD APPEARANCE	REFER TO ZBA
06/17/1998	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/08/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 98-24
NAME: ANTHONY'S PIER 9
APPLICANT: BONURA, MARY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/24/1998	P.B. ATTY. FEE	CHG	35.00		
06/24/1998	P.B. MINUTES	CHG	13.50		
07/09/1998	REC. CK. #013935	PAID		750.00	
12/09/1998	P.B. ATTY. FEE	CHG	35.00		
12/09/1998	P.B. MINUTES	CHG	13.50		
02/11/1999	P.B. ENGINEER FEE	CHG	179.00		
03/08/1999	RET. TO APPLICANT	CHG	474.00		
		TOTAL:	750.00	750.00	0.00

L.R. 3/8/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/08/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 98-24
NAME: ANTHONY'S PIER 9
APPLICANT: BONURA, MARY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/01/1999	S.P. APPROVAL FEE	CHG	100.00		
03/01/1999	REC. CK. #015152	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/08/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-24

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	10/08/1998	MUNICIPAL FIRE	12/09/1998	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/08/1999

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 98-24

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/09/1998	EAF SUBMITTED	07/09/1998	WITH APPLICATION
ORIG	07/09/1998	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/09/1998	LEAD AGENCY DECLARED	12/09/1998	TOOK LEAD AGENCY
ORIG	07/09/1998	DECLARATION (POS/NEG)	12/09/1998	DECL. NEG. DEC
ORIG	07/09/1998	SCHEDULE PUBLIC HEARING	/ /	
ORIG	07/09/1998	PUBLIC HEARING HELD	/ /	
ORIG	07/09/1998	WAIVE PUBLIC HEARING	12/09/1998	WAIVED PH
ORIG	07/09/1998	AGRICULTURAL NOTICES	/ /	

ANTHONY'S PIER 9 AMENDED SITE PLAN (98-24)

Mr. Marshal Rosenblum and Mr. John Bonura appeared before the board for this proposal.

MR. PETRO: Calls for 2,000 square foot addition of cocktail area on the north side of the existing building. Rosebud's building, Joe?

MR. BONURA: No, a little garden on the north side of the room.

MR. PETRO: I thought we saw this once before.

MR. ROSENBLUM: We received Zoning Board approval the other night.

MR. PETRO: Okay, Marshal?

MR. ROSENBLUM: Good evening, my name is Marshal Rosenblum, I'm here representing Anthony's Pier 9, we're here tonight after receiving Zoning Board variance for side yard setback for the 2,000 square foot addition. The actual addition is slightly smaller than the 2,000 square feet. We've had the opportunity to review the few comments of Mr. Edsall and take no exception to what he has to say, I don't believe there are any issues that have not been addressed, unless they come from the departments.

MR. PETRO: We have nothing here.

MR. STENT: Make a motion we declare ourselves lead agency.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Pier 9 site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. LUCAS: Did you have a public hearing at the Zoning Board?

MR. ROSENBLUM: Yes.

MR. LUCAS: Anybody show up?

MR. KRIEGER: No shows, a resounding disinterest.

MR. STENT: Motion we waive public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning board waive public hearing under its discretionary judgment for the Pier 9 site plan amendment. Is there any further discussion?

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I have a letter here dated December 9, 1998 from Robert R. Rogers, Fire Inspector, that this site plan is acceptable, that's from the Fire Department. Now, we can do your negative dec.

MR. STENT: Motion we declare negative dec.

MR. LUCAS: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process on Anthony's Pier 9 on Route 9W. Is there any further discussion from the board members? If not, roll call.

December 9, 1998

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ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Mark, do you have any outstanding comments?
I know your notes say no.

MR. EDSALL: There are none, they have resolved all of
them.

MR. PETRO: Any of the board members have any
outstanding comments?

MR. STENT: I move that we grant final approval to
Anthony's Pier 9.

MR. ARGENIO: Second it.

MR. PETRO: One comment is there any landscaping going
to be done on the north side of the property?

MR. BONURA: The landscaping that's there is staying
there, the whole thing is planted, whole thing is
landscaping already.

MR. PETRO: We have a motion and second, is there any
other discussion, other than mine? If not, roll call
for final approval.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

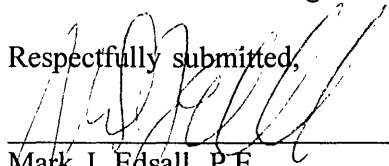
- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhepa@ptd.net



REVIEW NAME: PIER 9 SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 9W
PROJECT NUMBER: 98-24
DATE: 9 DECEMBER 1998
DESCRIPTION: THE APPLICATION PROPOSES THE ADDITION OF A 2,000 SQUARE FOOT ADDITION ON THE NORTH SIDE OF THE EXISTING FACILITY.

1. This application was previously discussed at the 24 June 1998 Planning Board meeting and was subsequently referred to the Zoning Board of Appeals. It is my understanding that the Applicant has obtained the necessary variances from the Zoning Board and has returned to the Planning Board for site plan approval.
2. I am aware of no outstanding engineering comments with regard to this application.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan Amendment**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:PIER9.mk

AS OF 02/11/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 98- 21

FOR WORK DONE PRIOR TO: 02/11/99

TASK-NO	REC	DATE	TRAN	FMPI	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
98-24	125258	06/17/98	TIME	MJE	WS PIER 9 S/P AM	75.00	0.40	30.00			
98-24	125136	06/24/98	TIME	MJE	MM PIER 9 DISAPP > 7BA	75.00	0.10	7.50			
98-24	125887	06/25/98	TIME	MJE	MC PIER 9 S/P AM	75.00	0.20	15.00			
98-24	128050	08/06/98	TIME	MJE	MC PIER 9 7BA RII	75.00	0.50	37.50			
								90.00			
98-24	129980	09/11/98			BILL 98-1016 9/18/98					-90.00	
										-90.00	
98-24	132493	10/03/98	TIME	MJE	MC PIER 9 ZBA	75.00	0.50	37.50			
								37.50			
98-24	134420	11/18/98			BILL 98-1162					-37.50	
										-37.50	
98-24	135726	12/09/98	TIME	MCK	CL PIER 9 RVW COMMENTS	28.00	0.50	14.00			
98-24	135779	12/09/98	TIME	MJE	MM PIER 9 S/P AM APPL	75.00	0.10	7.50			
98-24	136177	12/09/98	TIME	MJE	MC PIER 9	75.00	0.40	30.00			
								51.50			
98-24	137114	12/31/98			BILL 99-135 1/15/99					-51.50	
										-51.50	
					TASK TOTAL			179.00	0.00	-179.00	0.00
					GRAND TOTAL			179.00	0.00	-179.00	0.00

TOTAL P.02

RESULTS P.B. MEETING OF: *December 9, 1998*

PROJECT: Anthony's Pier I P.B.# 98-24

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M) S S) LU VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y ✓ N

CARRIED: YES ☒ NO ☐

M) SS) A VOTE: A 4 NO 0

CARRIED: YES ☒ NO ☐

WAIVE PUBLIC HEARING: M) S S) A VOTE: A 4 N 0 WAIVED: Y ☒ N ☐

SCHEDULE P.H. Y N ☒

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) 5 S A VOTE: A 4 N 0 APPROVED CONDITIONALLY: 12-9-98

NEED NEW PLANS: Y N ☒

DISCUSSION/APPROVAL CONDITIONS:

[illegible]

PUBLIC HEARING:

BONURA, MARY

MR. NUGENT: Request for 9 ft. side yard variance for construction of an enclosed garden within Anthony's Pier 9 located on Route 9W in an NC zone. Let the record reflect that there is no one in the audience.

MS. BARNHART: And we sent out 34 addressed envelopes containing the hearing notices on the 12th of November.

Mr. Marshal Rosenblum and Mr. Joseph Bonura appeared before the board for this proposal.

MR. NUGENT: Okay.

MR. ROSENBLUM: My name is Marshal Rosenblum, and with me is Mr. Joseph Bonura. I'm here representing Anthony's Pier 9 for the request for a side yard variance for the enclosed cocktail area addition.

MR. NUGENT: I think we went over most of the questions at the preliminary hearing. If any members have any other questions, this would be the time to bring them up.

MR. KANE: No. You're enclosing the existing site that's out there right now? You're not creating any water hazards, any runoffs, anything like that? Your doing it for the safety of your customers, too, to kind of shelter them in?

MR. ROSENBLUM: Yes. It's slightly less. Approximately 1800 square feet in reality as opposed to the maximum of 2000 we had requested based on site conditions.

MR. KRIEGER: But the structure actually exists now, you're just enclosing it?

MR. BABCOCK: The garden exists.

MR. ROSENBLUM: It's a garden. It's an existing garden with a wall on the side.

MR. KRIEGER: And this is a commercial establishment in a neighborhood of commercial establishments on a busy commercial divided highway; correct?

MR. BONURA: Yes.

MR. ROSENBLUM: Correct. You can't see this from the road. You can't see it from the back.

MR. BONURA: You can't see it from the neighbors.

MR. ROSENBLUM: You can't see it from the neighbors.

MR. BONURA: Because of the difference in elevation; they're higher.

MR. TORLEY: And any and all retaining walls will be --

MR. BONURA: They're already there. We're not affecting the retaining walls.

MR. REIS: No change in the traffic flow?

MR. ROSENBLUM: It's an internal --

MR. BONURA: We just want to be able to use the garden when it rains instead of only being able to use the garden when it's sunny and warm.

MR. KRIEGER: So this won't increase, necessarily, the seating capacity of the hall --

MR. ROSENBLUM: It doesn't change.

MR. KRIEGER: -- you're just making more use of what you have.

MR. BONURA: Make it usable year-round, that's all.

MR. KANE: And, in essence, since it's not visible, you're not changing the nature of the neighborhood at all?

MR. ROSENBLUM: No, sir.

MR. BONURA: No.

MR. REIS: Accept a motion?

MR. NUGENT: Yes.

MS. OWEN: I make a most that we grant a 9 foot side yard variance to Mary Bonura.

December 1998

14

MR. NUGENT: Do we have a second?

MR. KANE: Second.

ROLL CALL

MS. OWEN	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: December 9, 1998

SUBJECT: Anthony's Pier 9

Planning Board Reference Number: PB-98-24

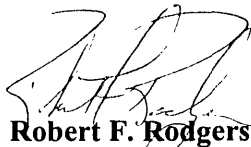
Dated: 8 October 1998

Fire Prevention Reference Number: FPS-98-072

A review of the above referenced subject site plan was conducted on December 9, 1998.

This site plan is acceptable.

Plans Dated: August 11, 1998 Revision 13

A handwritten signature in black ink, appearing to read 'R. F. Rodgers', is written over the printed name.

**Robert F. Rodgers, C.C.A.
Fire Inspector**

#1 ZBA 11-9-98
SET UP FOR P/H

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

#2 ZBA 12-7-98
APPROVED

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 98-24

DATE: 8 OCT 98

APPLICANT: MARY BONDURA

ROUTE 9W SOUTH

NEW WINDSOR N.Y. 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 24-JUNE-98

FOR (SUBDIVISION - SITE PLAN) SITE PLAN AMENDMENT

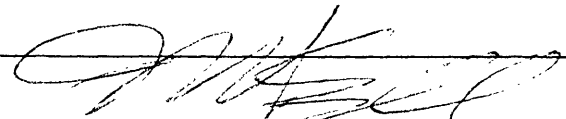
LOCATED AT NYS RT 9W

ZONE NC

DESCRIPTION OF EXISTING SITE: SEC: 37 BLOCK: 1 LOT: 25, 26, 27

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

SIDE YARD VARIANCE REQ'D


MICHAEL J. EDSCALL P.E. For
MICHAEL BABCOCK,
BUILDING INSPECTOR

<u>REQUIREMENTS</u>		<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE	<u>NC</u>	USE	<u>A-8</u>
MIN. LOT AREA	<u>10,000 SF</u>	<u>287,365+</u>	<u>—</u>
MIN. LOT WIDTH	<u>100 FT</u>	<u>787</u>	<u>—</u>
REQ'D FRONT YD	<u>40 FT</u>	<u>40</u>	<u>—</u>
REQ'D SIDE YD.	<u>15 FT</u>	<u>6'</u>	<u>9 FT</u>
REQ'D TOTAL SIDE YD.	<u>35 FT</u>	<u>438'</u>	<u>—</u>
REQ'D REAR YD.	<u>15 FT</u>	<u>45</u>	<u>—</u>
REQ'D FRONTAGE	<u>N/A</u>	<u>—</u>	<u>—</u>
MAX. BLDG. HT.	<u>35 FT</u>	<u>30</u>	<u>—</u>
FLOOR AREA RATIO	<u>1</u>	<u>< 1</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE	<u>N/A</u> %	<u>—</u> %	<u>—</u> %
O/S PARKING SPACES	<u>262</u>	<u>288</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

PIER 9

Mr. Marshall Rosenblum and Mr. Joseph Bonura appeared before the board for this discussion.

MR. PETRO: We have Pier 9 under discussion.

MR. ROSENBLUM: We want an outdoor cocktail area expanding the royal bar which was one of the first contact rooms within the building, we just need more space, it does not increase the number of people that would be using the building in any way.

MR. PETRO: Will that affect the parking at all?

MR. ROSENBLUM: No, it's the same people, just gets crowded in that particular area.

MR. BONURA: Right, no, it's a garden, you know, I put the big garden room on and that causes me a problem cause now I have, you have an indoor garden for two rooms and that is my third room on the north side and I don't have an enclosed garden for that room. So everybody wants the enclosed garden so it's very difficult for me to rent out that room because it doesn't have an enclosed garden, it has a garden with the bricks, we want to take the piece up even with the building, not where the gazebo is, and put a roof over it and make it an enclosed garden, like the other one is.

MR. ROSENBLUM: Goes from the area where the existing exit is and would then just go up to the front of the building and there would be doors.

MR. BONURA: You won't even see it from the road.

MR. PETRO: What's the side yard requirement?

MR. ROSENBLUM: 15 feet.

MR. PETRO: 9 foot variance.

MR. ROSENBLUM: We need an eight foot relief.

MR. PETRO: What is the height?

MR. ROSENBLUM: It would match the other.

MR. EDSALL: Marshall, do you recall if the height for the building in this zone is based on setback from the lot line?

MR. ROSENBLUM: It's based on setback.

MR. EDSALL: You may need a height variance.

MR. ROSENBLUM: Remember that is a fairly large setback, the variance that we had gotten was for the canopy prior so it does not.

MR. EDSALL: Does not go higher than the existing. If it's closer to the line than any other place of the building.

MR. ROSENBLUM: It isn't.

MR. EDSALL: How many feet off the side yard is this?

MR. ROSENBLUM: It goes by frontage.

MR. EDSALL: To the nearest lot line so if this becomes the nearest location of the building to a lot line, you now require possibly a height variance which I just want to make sure you get all of what you need so we'll make sure Mr. Chairman that Marshall and I pick that up.

MR. PETRO: One thing also which I don't see as a major problem but I have to disagree with the parking is not calculated with this 2,000 feet only because it was not a roofed area, it was not an actual building so never really been calculated.

MR. ROSENBLUM: It goes by number of occupants, goes by seating for dining, so there's no dining.

MR. PETRO: He already had the seating.

MR. EDSALL: Yeah, I think when the garden room came in as Joe indicated you were basically, when this board reviewed it, you said this crowd of people will move from this area to this area while this area is being prepared, then they'll be transferred back. That is the way the board reviewed it.

MR. PETRO: I stand corrected, then forget that, so we just need to send to--does anybody else have any conceptual problems?

MR. LUCAS: Who owns the property next door?

MR. BONURA: Petro.

MR. PETRO: Not this Petro.

MR. LUCAS: I know.

MR. PETRO: Motion to approve.

MR. LUCAS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Anthony's Pier 9 amendment site plan on Route 9W. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LUCAS	NO
MR. LANDER	NO
MR. ARGENIO	NO
MR. STENT	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been referred to the New Windsor Zoning Board for your necessary variances. Once you have received them, you'll come back to this board.

OFFICE OF THE PLANNING BOARD - TOWN OF
ORANGE COUNTY, NY

NEW WINDSOR

2 ZBA 12-7-98

#1 ZBA 11-9-98
SET UP FOR P/H

APPROVED

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 98-24

DATE: 8 OCT 98

APPLICANT: MARY BONDURA

ROUTE 9W SOUTH

NEW WINDSOR N.Y. 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 24-JUNE-98

FOR (SUBDIVISION - SITE PLAN) SITE PLAN AMENDMENT

LOCATED AT NYS RT 9W

ZONE NC

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IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

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MICHAEL J. BABCOCK, P.E. For
MICHAEL BABCOCK,
BUILDING INSPECTOR

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REQ'D TOTAL SIDE YD.	<u>35 FT</u>	<u>438'</u>	<u>—</u>
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MIN. LIVABLE AREA	<u>N/A</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE	<u>N/A</u> %	<u>—</u> %	<u>—</u> %
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(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

(TOWN/VILLAGE OF NEW WINDSOR) P/B 98 - 24
WORK SESSION DATE: 17 JUNE 98 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full App
PROJECT NAME: Pier 9
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Marshall R
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- side yard variance req'd
- adding 2000 SF cocktail area
- off Royal Bar

(A)

ZBA referral

4MJE91 pbwsform



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

98 - 24

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 37 Block 1 Lot 25, 26, 27

1. Name of Project Anthony's Pier 9

2. Owner of Record Mary Bonura Phone 565-3390

Address: Route 9W South, New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Mary Bonura Phone 565-3390

Address: Route 9W South, New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Marshall Rosenblum Phone 562-0270

Address: 321 Route 9W, New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Marshall Rosenblum 562-0270
(Name) (Phone)

7. Project Location:

On the west side of Route 9W 700 feet
(Direction) (Street) (No.)
north of Caesars Lane
(Direction) (Street)

8. Project Data: Acreage 6.95 Zone NC/R4 School Dist. _____

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) _____
2,000 SF addition (cocktail area) at north side of exist bldg.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes X no _____

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

ASSOCIATED
NOTARY PUBLIC
STATE OF NEW YORK
01CA6000113

SWORN BEFORE ME THIS:

QUALIFIED IN ORANGE COUNTY
MY COMMISSION EXPIRES DEC. 8, 1999

24 DAY OF June 1998 Mary E. Bonura
APPLICANT'S SIGNATURE

Wendy S. Cairns
NOTARY PUBLIC

MARY E. BONURA
Please Print Applicant's Name as Signed

TOWN USE ONLY:

DATE APPLICATION RECEIVED

98 - 24
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

98 - 24

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Mary Bonura, deposes and says that he resides
(OWNER)
at Route 9W South, New Windsor in the County of Orange
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. 37 Block 1 Lot 25,26,27)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Marshall Rosenblum
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 6/24/98

Mary E. Bonura
Owner's Signature

Wendy L. Carriere
Witness' Signature

Applicant's Signature if different than owner

WENDY L CARRIERE
NOTARY PUBLIC
STATE OF NEW YORK
01CA6000113
QUALIFIED IN ORANGE COUNTY
MY COMMISSION EXPIRES DEC. 8, 1999

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

PROJECT I.D. NUMBER

617.21

98 - 24

SEQR

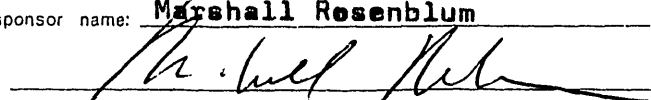
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Marshall Rosenblum	2. PROJECT NAME Anthony's Pier 9
3. PROJECT LOCATION: Municipality New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 2975 Route 9W South	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 2,000 SF addition for cocktail room	
7. AMOUNT OF LAND AFFECTED: Initially .046 acres Ultimately .046 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly Side yard depth variance needed.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Marshall Rosenblum	Date: 16 June 98
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

